

# M E E T I N G   M I N U T E S

*Meeting:*    Evergreen Visioning Project Meeting #6

*Date:*        February 11, 2004

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The sixth meeting of the Evergreen Visioning Project Task Force was held on February 11, 2004 at the Eastridge Mall Community Room at 7:00 PM.

**Task Force Attendees Present:** Alan Covington (Charrette participant), Chris Corpus (Charrette participant, KONA), Daniel Gould (Silver Creek Valley Country Club), Gordon Lund (Groesbeck), Lillian Jones (Charrette participant), Mark Milioto (Evergreen Little League), Mike Alvarado (Charrette participant), Scott Nickle (Charrette participant), Steve Moore (Evergreen Valley Church), Steve Tedesco (Charrette Participant, Boys & Girls Club), Sylvia Alvarez (Charrette participant, EESD Boardmember), Tom Andrade (Charrette participant, EESD Superintendent), Victor Klee (Charrette Participant), Vikki Lang (Alternate, ELL), Vince Songcayawon (EBPA)

**Members of the Public Present:** Michael Sarpa, Lou Kvitek, Connie Skipitares

**Other:** Councilmember Dave Cortese, PBCE Deputy Director Laurel Prevetti, PBCE Senior Planner Britta Buys, Bo Radonovich, Mike Keaney, Dean Isaacs, Tom Armstrong, Manuel Pineda (DOT), Karen Mack (DPW), Joe Sordi, Steve Dunn, Gerry De Young, Mark Day, Dean Isaacs, Rabia Chaudhry

## I.    **WELCOME AND INTRODUCTION**

Councilmember Cortese welcomed the group and explained that in the future, if attendance is projected to be low at any of these meetings, we'll consider rescheduling because having a quorum is important. He asked that in the future, when Task Force members receive emails about upcoming meetings, that they kindly RSVP to Rabia Chaudhry.

## II.   **"SMART GROWTH": POTENTIAL APPLICATION OF GUIDING PRINCIPLES**

*PBCE Deputy Director Laurel Prevetti* gave an overview of the following smart growth mixed-use models in the City of San Jose: Court-homes at Naglee, Georgetown, Keeble Townhomes, Ryland Mews, Legacy at Museum Park, Villa Torino, Classics at Naglee, Ohlone-Chynoweth Commons, Santana Row, Miraido Village, Avalon on the Alameda, Midtown Family Homes, Pavona Apartments, North Park, Avalon at Cahill Park and the Century Center. Detailed information on any of these can be found in the "Sample Developments in San Jose" PowerPoint.

*Task Force Member Mike Alvarado* asked if a glossary of terms could be made available, perhaps on the EVP webpage or YahooGroup website. *Prevetti* responded yes. He also asked for a summary of lessons learned with respect to the smart growth projects the City

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has been involved with so far. *Prevetti* responded that parking has definitely come up with respect to these projects and continues to be examined closely. He further commented that Japantown is often referenced as an architectural standard – how is this defined? What are thoughts for Evergreen? *Prevetti* responded that that is a good question, and the Task Force needs to ask itself what the character is of Evergreen. With respect to Japantown, the architect lead the design efforts but the City made sure to comment on certain things like street trees. If we want to have a palette of design styles for Evergreen, that can be done.

*Task Force Member Steve Tedesco* commented that the Midtown Family Homes doesn't seem to fit in well with the surrounding features. *Prevetti* responded that that development was the first one upon passage of the Midtown Specific Plan. Safeway and McDonalds (both of whom wouldn't go in without the other) signed on first and then the rest was done piecemeal. The park at the center of the complex was supposed to be larger but the Parkland Dedication Ordinance yielded lesser land than expected. Also, one zoning was done for the whole property, which made development difficult. *Prevetti* stated that there were many lessons learned from this specific plan. *Cortese* commented that hopefully by looking at everything in its totality versus incrementally, we can improve upon the past. *Alvarado* commented that he is concerned about retaining local diversity. He also stated that he feels the shopping center at Capitol Expressway and Tully Road is not really walkable.

### **III. IDENTIFY LAND USE OPPORTUNITIES FOR KEY PROPERTIES (BASED ON GUIDING PRINCIPLES)**

*Prevetti* displayed several planning maps and explained that Evergreen contains a spectrum of amenities ranging from a community college to 27 public schools to 16 parks and trails. Additionally there is a wealth of vacant land, with property owners interested in development. *Councilmember Cortese* offered that there are opportunities for redevelopment of blighted shopping centers, too. Also, there are opportunities such as Highway 101, lightrail coming down Capitol Expressway and bustling commercial nodes. Taking all this into consideration, how can we (ask the Task Force) create linkages? How can we effectively plan in a way that leverages these assets? *Alvarado* commented that it would to denote the regional assets as well, such as Hellyer Park. *Cortese* agreed, commenting that we can't factor in only what is going on in our district.

*Member of the public Lou Kvitek* asked what influence the Edenvale Project will have. *Prevetti* responded that Edenvale is an industrial redevelopment area and planned to be an industrial park for research and development and high tech. *Kvitek* asked about the retail planned to go in there and *Prevetti* said Edenvale is mostly an employment center and there will be minor retail. *Cortese* commented that projects as such should be denoted on planning documents as well so the Task Force will have a greater context of the nodes of activity. He assured the Task Force that any future traffic analysis work will extend beyond Evergreen.

*Task Force Member Gordon Lund* asked if they Task Force could see a map of the bike lanes in existence in Evergreen and what streets in the future could support them. *Prevetti* will provide this.

*Task Force Member Chris Corpus* commented that the Reid-Hillview County Airport was absent from the planning maps. *Prevetti* responded that any development on county land would first require annexation but that her staff will follow up *with country staff to determine if they have any developmental plans of their own.* *Cortese* commented that there have

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been discussions to relocate three little league baseball fields from the east side of the airport to the far west side along the Boys and Girls Club building.

*Tedesco* asked what it would require to change the land use designation of the Pleasant Hills Golf Course. *Prevetti* responded that that would be a question for the property owner. *Cortese* indicated that it is a property that should be reviewed as a part of the overall vision.

#### **IV. EXISTING TRAFFIC CONDITIONS**

Department of Transportation representative Manuel Pineda and Division of Public Works Representative Karen Mack gave an overview of the existing traffic conditions in Evergreen. They explained that these intersections are assigned letter values ranging from 'A' to 'F', based on the severity of the traffic back up. The letter classifications are then grouped into color designations. Intersections rated 'A' through 'C' are coded green. Intersections rated 'D' are coded orange and intersections rated 'E' through 'F' are coded red. Any intersection rated 'D' or lower are considered to be operating an acceptable level of service. Staff continued by stating that they do a.m. and p.m. analysis during September through November and February through May (excluding holidays, Mondays and Fridays) to generate this data.

#### **V. NEXT STEPS**

*Cortese* commented that the above information will be considered further at the 2/25/04 meeting. The meeting adjourned at 9:05pm.